

Proposed Recommendations for Vacant Land Scenario(s)

Area-Wide Soil Contamination
Task Force Meeting

April 24, 2003

Categories of Vacant Land Covered in Report

- 1: Vacant land being developed
- 2A: Vacant land not proposed for development (in/near residential areas)
- 2B: Vacant land not proposed for development (away from residential areas)

Task Force Considerations

- Focus on exposure during and after construction
- Responses consistent with A-W responses for proposed land uses
- Broad-based education + awareness building = foundation
- Local planning, permitting agencies important
- New development presents opportunities for additional cleanup activities.
 - Certain protective measures may be more practical,, more effective and less costly if implemented during development.

Recommendations for Vacant Land Being Developed for Other Uses

- Focus on: people who live near/work at development site AND people who could be exposed after site developed
- B/B education: Local planning/permitting offices distribute materials to developers, property owners, others prior to site development
 - Guidance on soil testing, selection/implementation of protection measures

Recommendations for Vacant Land Being Developed for other Uses

- Add Q: to SEPA checklist — *Is property located in area where A-W contamination is likely?*
- If A-W contamination is likely:
 - Encourage developers to test soils prior to construction, incorporate appropriate protection measures into site development/ construction plans (e.g., strategic containment & capping, tilling/blending, removal & replacement)
 - ** Agencies, local health districts available to assist
 - Encourage property owners to use plat (or other) notices to note status of property (e.g., “has been sampled”, “protection measures in place”)
 - Developers should implement worker IPMs during construction (OSHA/WISHA), and be encouraged to promote use of IPMs by future owners/tenants
- Agencies set example by adopting these practices

Recommendations for Vacant Land Not Proposed for Development

For vacant land away from residential areas:

- Broad-based education, awareness building sufficient to address potential health risks from human exposure

For vacant land in or near residential areas that is not proposed for development:

- Broad-based education and awareness building, especially focused on parents
- Encourage property owners to take practical steps (e.g., post signs) to limit trespassing
- Encourage property owners to consider additional steps to limit potential for exposure to soil, wind-blown dust